

**ZONING BOARD MEETING AGENDA**

**THURSDAY, MARCH 12, 2015 AT 8:00 P.M.,**

**MUNICIPAL BUILDING, 1 HEINEMAN PLACE  
HARRISON, N.Y.**

- CAL. Z14-032 JOSEPH DE FONCE** – 47 Coakley Avenue, Block 247, Lot 7 –**Heard – Closed – Findings being prepared.**
- CAL. Z14-036 FISK MANAGEMENT, LLC** – 122 Lincoln Avenue, Block 641, lot 19 – **Heard – Closed – Findings being prepared.**
- CAL. Z14-037 PAUL & SUZANNE RYAN** – 86 Bellevue Avenue, Block 564, Lot 3 –**Heard – Closed – Findings being prepared.**
- CAL. Z15-001 WILLIAM COLANGELO** – **33 Ellsworth Avenue, Block 265, Lot 27** - This property is located in a B Zoning District and is a one family dwelling. Pursuant to §235-9(B) of the Table of Dimensional Regulations of the Zoning Ordinance of the Town/Village of Harrison the maximum height of an accessory structure is 15 feet. The second story addition to the garage has increased to height to 16 feet 6 inches thus requiring a variance of 1 foot 6 inches. – **Heard at the February Meeting – Adjourned to the March Meeting**
- CAL. Z15-002 MARIA MAURO** – 50 Nelson Avenue, Block 268, Lot 11 – Heard – Closed – Findings being prepared.
- CAL. Z15-003 HARRISON PLAYHOUSE LOFTS** – 227-239 Harrison Avenue, Block 133, Lots 35 & 11 – This property is located in the CBD Zoning District and pursuant to §235-12(B) of the Table of Dimensional Regulations for Business Districts of the Town/Village of Harrison Zoning Ordinance. The maximum allowable height is 45 feet and the maximum allowable stories are 4. As per §235-25(A) Usable open space shall be provided on the site of multiple dwellings at the rate of 200 square feet per dwelling unit. As per §235-36 Number of Spaces for Multiple Dwellings 1.25 per dwelling unit. As per §235-37 Schedule Off-Street Parking Space Requirements for Non-residential Uses. The builder has provided a breakdown of the proposed occupancy uses and the parking requirements. As per §235-40-B Parking Garage Driveway Access: parking areas with 20 spaces or more shall have at least 2 separate 15 foot driveways. This Applicant requires 5 Variances: **1**-The proposed building height is indicated to be 65 feet, thus requiring a variance of 20 feet. **2**-The proposed building indicates 6 stories, thus requiring a variance of 2 stories. **3**- The proposed building is shown to have 42 dwelling units with only 7,085 square feet of open space, thus requiring a variance of 1,315 square feet. **4**-The proposed parking for the dwelling units is calculated to be 52, thus requiring a variance of 1 space. The builder has calculated parking for the commercial parking including 10 space waiver for each use and based on their calculation a variance of 13 spaces are required. **5**-The proposed building indicates one ingress and egress into the parking garage at a width of 22 feet where two separate entrances are required at 15 feet each, thus requiring a variance. This application is a referral from the Planning Board with a positive recommendation.
- CAL. Z15-004 LORENZO & FERNANDA GRIPPO** – 84-86 Batavia Place, Block 386, Lot 35 – This property is located in a B Zoning District and in a AF Flood Plain. As per §146-5.3.1 of the Local Code of the Town/Village of Harrison Elevations the Following Standards, in addition to the standards in §146-5-1-1 Subdivision Proposals, and §146-1.1-2 Encroachment, §146-5.2 Standards for All Structures, apply to structures located in area of special flood hazards as indicated. Also as per §146-5.3-1 within A1-A30, AE and AH and also zone A if base flood elevation data are available, new construction and substantial improvements shall have the lowest floor (including basement) elevated to or above 2 feet above the base floor elevation. As per §146-6.1 the applicant is seeking a variance to legalize a finished basement. §146-6.2 indicates conditions for variances.